

**3 Rutland Street
St Helens
WA10 2BP**

**Newgate
Property Services**

**New asking price £110,000
Over £14,000 reduction!**



Double fronted end terraced town house

- Retains many original features
- Two reception rooms
- Contemporary fitted breakfast kitchen
- First floor bathroom
- Two double bedrooms
- Gas central heating
- Courtyard garden, brick outbuildings
- Below the Stamp Duty threshold
- Scope for sympathetic development and upgrading
- No upward chain involved

 **01744 730495**

Buying a house can be a complex process. [Newgate Property Services](http://www.newgateproperties.co.uk) are here to help you at every stage. Visit our website www.newgateproperties.co.uk

☑ **First time buyer?**

Call in and talk to our friendly experienced staff, who can explain the buying process in plain English.

☑ **House to sell?**

We can advise you on the price you are likely to achieve, and offer a **free evaluation** of your property.

☑ **How much can I afford?**

We have access to all the banks and building societies via **independent mortgage brokers** who can shop around the entire mortgage market, and provide cost comparisons to help you to choose.



3 Rutland Street, St. Helens

Entrance hall:

- External door
- Arched overhead window with stained glass and leadwork
- Geometric tiled floor
- Stairway to first floor
- Stripped pine doors to both reception rooms



Lounge: 15'1" (4.60m) x 13'7" (4.15m) front, left

- Sash window to front
- Tiled fire surround and hearth
- Radiant gas fire
- Stripped pine wall cupboard
- Stripped pine doors accessing kitchen
- Stripped pine door to under stairs cloaks storage with tiled floor
- Picture rail
- Central heating radiator



YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Sitting room: 14'4" (4.37m) x 12'5" (3.79m) front, left



- Sash window to front
- Tiled fire surround and hearth
- Radiant gas fire
- Stripped pine low level cupboard
- Ceiling cornice, picture rail
- Central heating radiator

**Fitted breakfast kitchen
10'5" (3.19m) x 9'8" (2.97m), rear**

- Range of contemporary wall, and base units
- Contrasting work surfaces,
- Breakfast bar
- Part tiled walls
- Plumbed for automatic washing machine
- Built in electric oven
- Inset four burner gas hob
- Integrated lit extractor unit
- Stainless steel single drainer sink with mixer tap
- Central heating radiator
- Opaque rear facing window



Utility room/work shop, 7'10" (2.39m) x 6'3" (1.92m), rear

- Fitted with wall and base units, and storage shelf
- External door to courtyard
- Opaque rear facing windows
- Central heating radiator

First Floor Landing accessing two double bedrooms and bathroom.



Bathroom, 10'6" (3.22m) x 9'8" (2.96m), rear

- Three piece white suite, chrome fittings
- 'Gainsborough 9.5SDL' electric over bath shower
- Part tiled walls, tiled splash back
- Opaque double glazed window to rear
- Central heating radiator
- Floor to ceiling storage cupboards





Bedroom One: 17'11" (5.48m) x 12'7" (3.86m), front

- Stripped pine door
- Light and airy with sash window to front, arched stained glass and lead work window to front, and opaque double glazed window to rear
- Built in storage cupboard
- Central heating radiator



Bedroom Two: 15'6" (4.73m) x 11'6" (3.51m) front

- Second double bedroom
- Stripped pine door
- Sash window to front
- Built in wardrobes and storage cupboards
- Central heating radiator

Outside:

Rear:

- Enclosed rear courtyard
- Brick storage shed
- Brick out house with storage area and w.c.
- Pedestrian access gate to gated communal alley way



Location: With our town centre showrooms on the right, continue up North Road, No. 3 is on the corner of North Road and Rutland Street at St Marks Gate into Victoria Park.

Tenure: Believed to be Freehold

Appointment Date/time:

Viewing: Strictly by appointment, please contact our offices on 01744 730495 or visit our website www.newgateproperties.co.uk

Please note in line with our security policy a form of identification may be required.

Buyers Notes

Important Information: We have not tested any equipment, apparatus, fittings or services, so cannot verify that they are in working order. You should obtain confirmation from your solicitor that any moveable items described in these sale particulars are included, as circumstances may change during the sales negotiation. The measurements used in this brochure are approximated and given in imperial and metric measure, they are taken at the widest points. Please ensure you obtain accurate measurements to ensure carpets and furniture will fit. The photographs are for illustration only and do not imply inclusion of any items shown. A full list of inclusions should be agreed with your solicitor. Since original front photograph was taken front door has been replaced with a modern wood and glazed door.